

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

IN RE:

TERRELL D HUGHES,

Debtor

Case No. 13-05553

THE DEADLINE FOR FILING A TIMELY RESPONSE IS: February 20, 2015
IF A RESPONSE IS TIMELY FILED, THE HEARING WILL BE: March 17, 2015
at 9:00 a.m. in Courtroom 3, 701 Broadway, Nashville, Tennessee.

NOTICE OF MOTION TO SELL PROPERTY

Eva M. Lemeh, Trustee, has asked the court for the following relief:

to sell debtor's property free and clear of liens

YOUR RIGHTS MAY BE AFFECTED. If you do not want the court to grant the attached motion, or if you want the court to consider your views on the motion, then on or before February 20, 2015, you or your attorney must:

1. File with the court your written response, answer, or objection explaining your position and one copy at:

On Line: <https://ecf.tnmb.uscourts.gov/>

In Person: US Bankruptcy Court, 701 Broadway, 1st Floor, Nashville, TN
(Monday-Friday, 8:00 a.m.-4:00 p.m.)

2. **Your written response must state that the deadline for filing responses is February 20, 2015, the date of the scheduled hearing is March 17, 2015, and the motion to which you are responding is Motion to Sell Property.** If you want a file stamped copy returned to you, you must include an extra copy and a self-addressed, stamped envelope.

3. You must also serve a copy of your response to Eva M. Lemeh at one of the following:

On Line: elemehtrustee@comcast.net

U.S. Mail: 4300 Kings Lane, Nashville, TN 37218

Fax: (615) 691-7382

If a timely response is filed, the hearing will be held at the time and place indicated above. ***THERE WILL BE NO FURTHER NOTICE OF THE HEARING DATE.*** You may check whether a timely response has been filed by calling the Clerk's office at 615-736-5584 or viewing the case on the Court's website at www.tnmb.uscourts.gov. If you receive this notice by mail, you may have three additional days in which to file a timely response under Rule 9006(f) of the Federal Rules of Bankruptcy Procedure.

If you or your attorney do not take these steps, the court may decide that you do not oppose the relief sought in the motion and may enter an order granting that relief.

Date: January 29, 2015

/s/ EVA M. LEMEH

EVA M. LEMEH, #012153

Attorney for Trustee

4300 Kings Lane

Nashville, TN 37218

(615) 876-4862; (615) 691-7382 (fax)

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing **Notice**, together with the **Motion** and proposed **Order**, were served on the parties listed on the attached matrix (consisting of debtor, debtor's counsel, all creditors and parties in interest, and all known prospective bidders), by regular mail, postage prepaid, by placing the envelopes containing the Notice, Motion, and Order in the U.S. Mail, and upon all parties receiving electronic notification, via ECF, on January 29, 2015.

/s/ EVA M. LEMEH
EVA M. LEMEH

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

IN RE:

TERRELL D HUGHES,

Debtor

Case No. 13-05553

Converted to Chapter 7 on 9/9/2014

Judge Marian F. Harrison

TRUSTEE'S MOTION TO SELL PROPERTY

Comes now the trustee, Eva M. Lemeh, in the above-captioned cause, and moves for authority to sell the following property of estate, and under the following terms and conditions:

Description of Property	Mtgs/Liens*	Exemption	Commission	Other Deductions
1019 Hanson Ct, Murfreesboro, TN. Tax Parcel #: 091G C 01803	None	None	None	None

The sale is in the best interest of the estate because there will be no agent fees to sell, the Property can be sold more expeditiously, and the sales price is close to fair market value.

DATE: Upon Court Approval.

TYPE OF SALE: Private Sale.

SALE PRICE: \$11,700.00.

PROPOSED MARKETING:

TIME: na

AGENT: na

MIN. BID PRICE: na

PLACE: na

TERMS: Cash

BUYER NAME: Debtor

**As of the date of this notice, pursuant to a search of public records, the movant is not aware of any other claimed interest or lien in the property.*

- SALE DOES NOT INCLUDE PERSONAL IDENTIFIABLE INFORMATION.
- SALE IS BEING CONDUCTED AT ARMS LENGTH.
- SALE/BID PRICE IS/WILL BE FOR FAIR VALUE, BASED UPON TRUSTEE'S INDEPENDENT INVESTIGATION. TRUSTEE TO OBTAIN BEST POSSIBLE PRICE FOR SUBJECT PROPERTY TO MAXIMIZE DISTRIBUTION TO CREDITORS.
- SALE IS TO THE DEBTOR WHO IS AN INSIDER; SALE OF INTEREST OF CO-OWNER(S) IS PROPER UNDER §363(h).
- TRUSTEE WILL CONVEY BY VALID BANKRUPTCY TRUSTEE'S DEED, OR APPROPRIATE INSTRUMENT, RIGHT, TITLE, AND INTEREST THAT TRUSTEE HAS THE RIGHT TO CONVEY.
- THE PROPERTY IS TO BE SOLD AS IS, WHERE IS, AND FREE AND CLEAR OF ANY LIENS.
- SALE PRICE SHALL EXCEED THE SUM OF THE COSTS OF SALE, LIENS, EXEMPTIONS AND OTHER DEDUCTIONS.
- PROCEEDS OF THE SALE WILL BE SUBJECT TO AUCTIONEER'S FEES AND EXPENSES, AGENT'S FEES AND EXPENSES, TRUSTEE FEES AND EXPENSES, IF ANY, AS WELL AS ORDINARY CLOSING COSTS DEEMED NECESSARY BY THE TRUSTEE.
- TRUSTEE TO FILE A REPORT OF SALE UPON CLOSING OF SALE.
- IT IS ANTICIPATED THAT THERE IS SUFFICIENT EQUITY IN THE PROPERTY TO PAY ALL § 506(c) EXPENSES.

WHEREFORE, THE TRUSTEE PRAYS for the entry of the attached order authorizing the trustee to sell the above-described property free and clear of all liens, pursuant to 11 USC § 363(b)(f), (h), (m) and FRBP 6004, and for such other further general relief as is just.

DATED: January 29, 2015

/s/ EVA M. LEMEH

EVA M. LEMEH, #012153

Attorney for Trustee

4300 Kings Lane

Nashville, TN 37218

(615) 876-4862; (615) 691-7382 (fax)

elemehtrustee@comcast.net

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

IN RE:)
)
TERRELL D HUGHES,) Case No. 13-05553-MFH3-7
)
)
Debtor)

**ORDER AUTHORIZING TRUSTEE'S
SALE OF PROPERTY FREE AND CLEAR OF LIENS**

This matter is before the court upon the motion of the trustee for authority to sell 1019 Hanson Ct, Murfreesboro, TN free and clear of all liens. It appearing to the court that the trustee has complied with applicable local rules, having provided notice of her motion, and that no objections were received in this matter, and for other cause to the court shown;

IT IS HEREBY ORDERED that trustee is hereby authorized to sell 1019 Hanson Ct, Murfreesboro, TN free and clear of all liens, under the terms and conditions set forth in the Trustee's Motion to Sell Property, dated January 29, 2015.

This order was signed and entered electronically as indicated at the top of the first page.

APPROVED FOR ENTRY:

/s/ EVA M. LEMEH
EVA M. LEMEH, #012153
Attorney for Trustee
4300 Kings Lane
Nashville, TN 37218
(615) 876-4862; (615) 691-7382 (fax)
elemehtrustee@comcast.net

Proposed Order

Label Matrix for local noticing
0650-3
Case 3:13-bk-05553
MIDDLE DISTRICT OF TENNESSEE
Nashville
Wed Jan 28 13:01:08 CST 2015

TN Dept of Commerce & Insurance
c/o TN Attorney General's Office
Bankruptcy Division
P.O. Box 20207
Nashville, TN 37202-4015

AcTax Solutions, Inc.
1876 West Mitchell Street
Adel, Georgia 31620-1473

CHARLES FARRER
1122 BRINKLEY AVENUE
Murfreesboro TN 37129-1718

DANA PARKER
C/O KERRY KNOX
117 SOUTH ACADEMY STREET
Murfreesboro TN 37130-3701

FAMILY LEISURE
621 Muci Dr
Antioch TN 37013-4897

(p)INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

MORGAN ORR
C/O KERRY KNOX
117 SOUTH ACADEMY STREET
Murfreesboro TN 37130-3701

ROSCOE BROWN OF TULLAHOMA
C/O JOSEPH P. RUSNAK, ESQ.
TUNE, ENTREKIN & WHITE, PC
315 DEADERICK ST., SUITE 1700
NASHVILLE, TN 37238-1700

US TRUSTEE +
OFFICE OF THE UNITED STATES TRUSTEE
701 BROADWAY STE 318
NASHVILLE, TN 37203-3966

AcTax Solutions, Inc.
Smythe & Huff
144 Second Avenue, North
Suite 333
Nashville, TN 37201-1939

701 Broadway Room 170
Nashville, TN 37203-3944

AcTx Solutions, Inc.
Vijay and Krishna Patel
1876 West Mitchell Street
Adel, Georgia 31620-1473

COMCAST
PO BOX 280570
Nashville TN 37228-0570

DARRELL CANTRELL
C/O JERRY FARMER
1535 WEST NORTH FIELD BLVD, SUITE 8
Murfreesboro TN 37129-1474

GUY DOTSON JR
117 EAST MAIN STREET
Murfreesboro TN 37130-3726

Lerch, Early & Brewer, Chtd.
3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814-6369

Neal & Harwell, PLC
150 Fourth Avenue North
Suite 2000
Nashville, TN 37219-2498

TN Atty General - Consumer Advocate & Protec
c/o TN Attorney Generals Office
Bankruptcy Division
PO Box 20207
Nashville, TN 37202-4015

United States Trustee
701 Broadway, Suite 318
Nashville, TN 37203-3966

Ascend Federal Credit Union
P.O. Box 1210
Tullahoma, TN 37388-1210

ASCEND FEDERAL CREDIT UNION
750 SOUTH CHURCH STREET
Murfreesboro TN 37130-4926

BAKER, GOVERN & BAKER
C/O JAMES C. BRADSHAW III
2525 WEST END AVENUE, SUITE 1500
Nashville TN 37203-1744

Charles R. Farrer
c/o Kevin J. Jones, Esquire
1801 8th Avenue South, Suite 100
Nashville, Tennessee 37203-5038

EMPIRE MERCHANT ADVANCE, LLC
242 W. 36th Street
14TH FLOOR
New York NY 10018-8945

IRS
CNTRLZD INSOLVENCY OPRTN
PO BOX 7346
PHILADELPHIA PA 19101-7346

MONITRONICS
PO Box 814530
Dallas TX 75381-4530

ROSCOE BROWN HEATING & COOLING
959 N Thompson Ln
Murfreesboro TN 37129-4326

TRX SOFTWARE, INC.
906 DASHIEL STREET
Murfreesboro TN 37129-2721

VJAY & KRISHNA PATEL
1876 WEST MITCHELL STREET
ADEL GA 31620-1473

WILLIAM A. WAITE, SR.
2329 SALEM RD.
MURFREESBORO, TN 37128-5330

WILLIAM WATE
2329 HIGHWAY 99
Murfreesboro TN 37128-5330

Charles R Farrer
c/o Kevin J. Jones
Law Offices of Kevin J. Jones
1801 8th Avenue South
Suite 100
Nashville, TN 37203-5038

Dana Parker
c/o Stephen Grace
1019 16th Avenue South
Nashville, TN 37212-2329

Darrell Cantrell
c/o Jerry E. Farmer
1535 W. Northfield Blvd. #8
Murfreesboro, TN 37129-1474

EVA MARIE LEMEH +
4300 KINGS LANE
NASHVILLE, TN 37218-1009

JOSEPH P. RUSNAK
TUNE, ENTREKIN & WHITE, PC
315 DEADERICK STREET
SUITE 1700
NASHVILLE, TN 37238-1700

Morgan Orr
c/o Stephen Grace
1019 16th Avenue South
Nashville, TN 37212-2329

STEVEN L. LEFKOVITZ +
LAW OFFICES LEFKOVITZ & LEFKOVITZ
618 CHURCH ST STE 410
NASHVILLE, TN 37219-2452

TERRELL D HUGHES
3510 OAKLEIGH COVE
MURFREESBORO, TN 37129-0841

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

IRS
SUBMISSION PROCESSING CENTER
Ogden UT 84201

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(d)ASCEND FEDERAL CREDIT UNION
P.O. Box 1210
Tullahoma, TN 37388-1210

(d)WILLIAM A. WAITE, SR.
2329 Salem Rd.
Murfreesboro, TN 37128-5330

End of Label Matrix	
Mailable recipients	39
Bypassed recipients	2
Total	41